1. AREA CHARACTERISTICS:
   a. Description of Terrain. Level with no construction hazards.

   b. Favorable Influences. Adequate transportation, schools, churches, and trading centers. Proximity to city center and State Office Building.


   d. Percentage of land improved 80%; e. Trend of desirability next 10-15 yrs declining

2. INHABITANTS:
   a. Occupation professional men
   b. Estimated annual family income $1500-3600+
   c. Foreign-born families few; Indeterminate predominating; d. Negro Few scattered; %

3. BUILDINGS:
   a. Type Predominating 75% Other Type 15% Other Type 10%
       Type: 5 - 6 room 2 - 4 fam. 6 - 10 room homes to 12-20 unit optics
       Frame, rustic Frame, rustic
   b. Construction
   c. Average Age 25+ Years 15 Years
   d. Repair Poor to good Poor to good
   e. Occupancy 94 % 84%
   f. Home ownership 93 % 84%

4. Construted past yr. 4
   a. 1929 Price range $3500-7500 100% $5000-8000 100% $100%
   b. 1935 Price range $2500-5250 70% $2500-5500 70% $%
   c. 1938 Price range $3000-6500 60% $4000-6500 80% $%
   d. Sales demand $3000-4500 Good $All prices - Fair $%
   e. Activity Under 4500 - Good Under Fair $%

5. Activity


7. CLARIFYING REMARKS: This area is part of the old city and is "good multi-family residential without good restrictions. As stated under 1-c, it is rapidly becoming an income property district, and price ranges given reflect speculative land values; transfers are usually offered upon a speculative basis. The area is hazardous from a strictly single-family dwelling standpoint, but owing to active rental demand for this class of property and the generally high quality of maintenance, it is deemed more accurate to accord a "low yellow" grade.

8. NAME AND LOCATION Old City X to R - 22nd to 27th SECURITY GRADE C AREA NO. 13